059.0	0004	0009.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	857,000 / 857,000
					USE VALUE:	857,000 / 857,000
					ASSESSED:	857,000 / 857,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
95		BOW ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	95 BOW STREET LLC
Owner 2:	
Owner 3:	
Street 1:	70 BOW STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PHILLOS CHRIS/KATINA -
Owner 2:	PHILLOS BRIGHTON TRUST -
Street 1:	107 HEMLOCK DRIVE
Twn/City:	WESTWOOD
St/Prov:	MA Cntry:
Postal:	02090

NARRATIVE DESCRIPTION

This parcel contains 4,924 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1916, having primarily Vinyl Exterior and 2256 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4924.000	454,900	4,700	397,400	857,000
Total Card	0.113	454,900	4,700	397,400	857,000
Total Parcel	0.113	454,900	4,700	397,400	857,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 379.88 | /Parcel: 379.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 39443

GIS Ref

GIS Ref

Insp Date 10/14/16

!5214!

PREVIOUS ASSESSMENT

Parcel ID 059.0-0004-0009.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	455,000	4700	4,924.	397,400	857,100	857,100	Year End Roll	12/18/2019
2019	104	FV	353,100	4700	4,924.	391,700	749,500	749,500	Year End Roll	1/3/2019
2018	104	FV	353,100	4700	4,924.	300,900	658,700	658,700	Year End Roll	12/20/2017
2017	104	FV	310,100	4700	4,924.	283,900	598,700	598,700	Year End Roll	1/3/2017
2016	104	FV	310,100	4700	4,924.	261,200	576,000	576,000	Year End	1/4/2016
2015	104	FV	275,800	4700	4,924.	244,100	524,600	524,600	Year End Roll	12/11/2014
2014	104	FV	275,800	4700	4,924.	224,800	505,300	505,300	Year End Roll	12/16/2013
2013	104	FV	287,200	4700	4,924.	224,800	516,700	516,700		12/13/2012

PRINT

Date	Time
12/10/20	20:08:01

LAST REV

Date	Time
09/06/18	18:15:22

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5214

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PHILLOS CHRIS/K	68361-364		11/7/2016		700,000	No	No		
PHILLOS GEORGE	47601-179		6/9/2006	Family	282,500	No	No		
PHILLOS GEORGE	26736-55		10/9/1996		99	No	No		A

USER DEFINED

Prior Id # 1:	39443
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/12/2018	960	Re-Roof	10,700	C				
3/12/2012	213	Manual	1,300					
1/17/2012	57	Redo Kit	5,000					replace kitchen ca
7/25/2005	663	Manual	3,300	C		G7	GR FY07	repair porches /in

ACTIVITY INFORMATION

Date	Result	By	Name
10/14/2016	Measured	DGM	D Mann
5/7/2012	Info Fm Prmt	MM	Mary M
12/3/2008	Meas/Inspect	336	PATRIOT
4/11/2001	Inspected	PM	Peter M
1/13/2000	Mailer Sent		
1/8/2000	Measured	277	PATRIOT
11/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4924		Sq. Ft.	Site		0	70.	1.15	6									397,406						397,400	

Total AC/HA: 0.11304 | Total SF/SM: 4924 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 397,406 | Spl Credit | Total: 397,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.11542547
Const Adj.:	0.98990101
Adj $ / SQ:	187.707
Other Features:	104000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	618083
Depreciation:	163174
Depreciated Total:	454909

COMMENTS

BK:25090 PG:384 BK:11153 PG:65.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	1
1	5	2	1
Totals			
2	11	4	

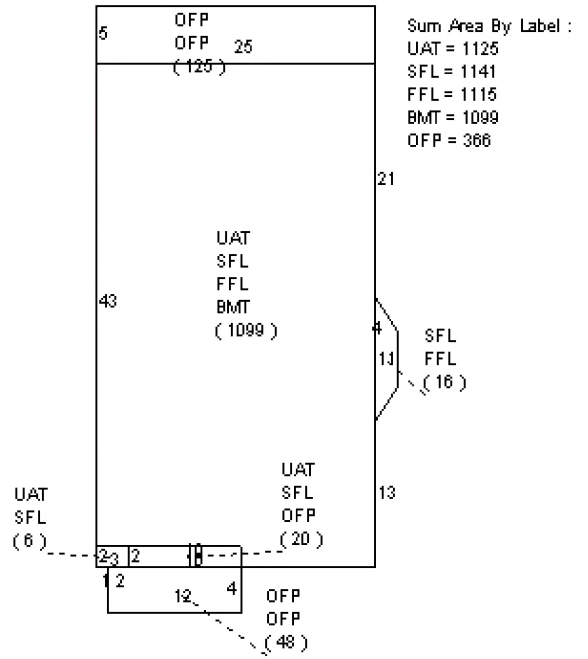
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	187.71
Special Features:	0	Val/Su Net:	113.67
Final Total:	454900	Val/Su SzAd	201.64

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,141	187.710	214,174
FFL	First Floor	1,115	187.710	209,294
BMT	Basement	1,099	56.310	61,887
OFP	Open Porch	366	20.800	7,611
UAT	Upper Attic	281	75.080	21,117

Net Sketched Area:	4,002			Total:	514,083
Size Ad	2256	Gross Are	4846	FinArea	2256

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 059.0-0004-0009.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1920	21.94	T	40	104			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700